

**REAL ESTATE BOARD
MINUTES
MADISON, WISCONSIN
FEBRUARY 22, 2001**

PRESENT: Nancy Gerrard, James R. Imhoff, Richard Hinsman, Bettye Lawrence, Richard Kollmansberger; Harold Lee and Jerome Nelson (by telephone)

STAFF PRESENT: Cletus Hansen, Bill Black and Jan Neitzel; Division of Enforcement staff were present for portions of the meeting.

GUESTS: Debbie Conrad, WRA

CALL TO ORDER

The meeting was called to order at 10:20 a.m. by Jim Imhoff, Chair, upon confirmation that the public notice was timely given. A quorum of 7 members was present.

AGENDA

MOTION: Nancy Gerrard moved, seconded by Dick Kollmansberger, to adopt the agenda. Motion carried unanimously.

MINUTES (1/25/01)

MOTION: Bettye Lawrence moved, seconded by Dick Hinsman, to approve the minutes as written. Motion carried unanimously.

ADMINISTRATIVE REPORT

Secretary Cummings' Report

Secretary Cummings attended a portion of the meeting and did not give a report.

Clete Hansen

- **Board Roster**

The Board made several changes on the February 2001 roster.

- **Meeting Dates for 2001**

The Board requested that all future board meetings begin at 10:30 a.m.

- **Screening Statistics**

The Board received a copy of the January 26, 2001, screening statistics. Noted.

- **To-Pass Folder**

The To-Pass Folder was circulated.

LEGISLATIVE ISSUES

Reciprocity

The Board received a copy of a Request for Legislature, prepared by Clete Hansen, and a memo from Myra Shelton relating to a legislative proposal that would permit the board and the department to enter into reciprocal licensing agreements with other jurisdictions.

DISCIPLINARY ALTERNATIVES

Jim Imhoff will discuss disciplinary alternatives with Division of Enforcement attorneys and report to the Board on the discussion.

NEW BUSINESS

None.

MISCELLANEOUS CORRESPONDENCE

Regulatory Digest

The Board recommended that articles on lender fraud, the test-out exam, distance learning, and “lining-out” on contracts be added to the Regulatory Digest.

Renewal Fees

The Board discussed the February 21, 2001, memo from Bill Dusso, entitled “Budget Bill Provisions Relating to Regulation and Licensing.”

Test-Out Information

Study materials for the test-out exam can be obtained from the department. The board suggested also making them available on the Internet. The WRA will not be publishing the study guide for the test-out exam this year.

Clete Hansen stated that the WRA newsletter had indicated that the Law Review Committee recommended the test-out exam be eliminated. The Board of Directors voted to retain the test-out exam.

PUBLIC COMMENT

None.

PRESENTATION OF PROPOSED STIPULATIONS BY THE DIVISION OF ENFORCEMENT

DOE staff presented the stipulations relating to Darrell Harding (Brookfield, WI.) and Richard Ronne (Janesville, WI). The Board will discuss these stipulations in Closed Session and will vote on them after Closed Session.

RECESS TO CLOSED SESSION

MOTION: Dick Kollmansberger moved, seconded by Dick Hinsman, to convene the meeting in Closed Session pursuant to Sections 19.85(1)(a), (b), and (f), Wis. Stats., to consider the licensing or discipline of a person licensed by the Department or the investigation of charges against such a person. Specifically, to discuss the issue of case status reports, a case closing, an administrative warning, reconsideration of discipline, stipulations, and disciplinary proceedings. Motion carried unanimously by a roll call vote: Nancy Gerrard-yes; Richard Hinsman-yes; Richard Kollmansberger-yes; Bettye J. Lawrence-yes; Harold Lee-yes; Jerome M. Nelson-yes; James R. Imhoff-yes. Motion carried unanimously.

Open Session recessed at 11:01 a.m.

The Board received a copy of the Division of Enforcement Case Status Report.

The Board deliberated on monitoring reports, stipulations, a case closing, and an administrative warning.

Final voting on these issues was conducted in Open Session.

RECONVENE IN OPEN SESSION

MOTION: Dick Hinsman moved, seconded by Nancy Gerrard, to adjourn the Closed Session and to reconvene in Open Session at 11:34 a.m. Motion carried unanimously.

VOTING ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION

CASE CLOSINGS

MOTION: Hal Lee moved, seconded by Nancy Gerrard, to close case 00 REB 159, presented by the Division of Enforcement for closing. Motion carried unanimously.

ADMINISTRATIVE WARNINGS

David A. Bidgood

MOTION: Kick Kollmansberger moved, seconded by Dick Hinsman, to issue an administrative warning to David A. Bidgood. Motion carried unanimously.

STIPULATIONS

Richard A. Ronne

MOTION: Jerry Nelson moved, seconded by Hal Lee, to accept the Stipulation, Findings of Fact, and Conclusions of Law and Order in the disciplinary matter involving Richard Ronne. Motion carried unanimously.

Darrell G. Harding

MOTION: Dick Kollmansberger moved, seconded by Nancy Gerrard, to accept the Stipulation, Findings of Fact, and Conclusions of Law and Order in the disciplinary matter involving Darrell G. Harding. Motion carried unanimously.

MONITORING REPORT

Duane R. Wepfer

MOTION: Hal Lee moved, seconded by Dick Hinsman, to approve the request to extend the time to fulfill the education requirements to March 17, 2001, for Duane R. Wepfer. Motion carried unanimously.

Dominic W. Goodmann III

MOTION: Hal Lee moved, seconded by Jerry Nelson, to approve the request to extend the time to fulfill the education requirements to March 31, 2001, for Dominic W. Goodmann. Motion carried unanimously.

Craig L. Berry

MOTION: Nancy Gerrard moved, seconded by Dick Kollmansberger, to reinstate the limited license of Craig L. Berry. Motion carried unanimously.

Joyce E. Anderson

MOTION: Nancy Gerrard moved, seconded by Dick Hinsman, to authorize the renewal of the brokers license of Joyce Anderson. Motion carried unanimously.

REQUEST FOR RECONSIDERATION

Richard A. Roshak

The Board denied the request for reconsideration of discipline of Richard A. Roshak.

ADJOURNMENT

Dick Hinsman moved to adjourn the meeting at 11:37 a.m.